**NEW OWNER:**
Joni H. Smith
728 Kent Drive
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 19-570

**MAP & PARCEL**
**096-09-0A-728.00-CO**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 338728 DEEDWARR
01/06/2020 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $793.65
20200106-0001315

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($214,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Daniel S. Lammers and Pamela K. Lammers** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Joni H. Smith, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Wilson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. A-728 on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Sara G. Lammers, an unmarried woman and Jerry W. Marr, Jr., an unmarried man, as joint tenants with rights of survivorship by Warranty deed from Cheryl Reagh, an unmarried woman of record in Instrument No. 20021206-0150785 Register's Office for Davidson County, Tennessee, dated December 04, 2002 and recorded on December 06, 2002.**

**Being the same property conveyed to Daniel S. Lammers and Pamela K. Lammers by Quitclaim deed from Sara G. Lammers and Jerry W. Marr, Jr. of record in Instrument No. 20171227-0131611 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on December 27, 2017.**

**Being also known as 728 Kent Drive A-728 Lebanon, Tennessee 37087.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **December, 2019**.

Daniel S. Lammers

Pamela K. Lammers

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Daniel S. Lammers and Pamela K. Lammers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **December, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

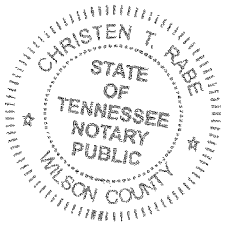
The actual consideration or value, whichever is greater, for this transfer is $ **214,500.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **December, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23



# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

